

TIMBER CRUISE & APPRAISAL
Sections 16 & 21
Tax Lots 2300, 800, 2400, & 2401
57049 Walker Road, Scappoose, Oregon

Assumptions & Method: To arrive at the values shown, the following assumptions were made: the harvest age for the young Douglas fir and Alder timber will be 50 years. The predicted volume per acre harvested will be 30 MBF for fir acres and 10 MBF for alder acres. The current mill prices are \$850/MBF for Douglas fir and \$650/MBF for Red Alder. The current age of the young timber is 25 years, or 50% of predicted harvest age. An assumed logging cost of 40% has been subtracted from the predicted harvest value to arrive at the values exhibited. The four year old Douglas fir reproduction is valued at \$585/acre now. This reflects a compounded 10% increase in growth and value per year up from the \$400/acre invested at planting. I have assumed a bare land forest value of \$1,300/acre based on comparable sales of clear cut properties. My calculations reveal a value of \$8,950/acre for the 25 year old fir acres, \$3,250/acre for the 25 year old alder acres, and \$1,885/acre for the fir reproduction acres. Non forest acres are valued at \$1,300/acre. There are approximately 30.18 acres of forest land and 9.20 acres of non-forest land.

Value by Tax Lot

Tax Lot 2300	20.61 acres	\$ 7,003/acre	\$144,331
Tax Lot 800	9.79 acres	\$ 1,751/acre	\$17,148
Tax Lot 2401	4.50 acres	\$ 6,416/acre	\$28,875
Tax Lot 2400	4.80 acres	\$ 6,487/acre	<u>\$31,140</u>
		TOTAL	\$ 221,494

Jay P. Worley
Forester, BS Forestry OSU 1976
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This is an ESTIMATE of timber volume and value. This is NOT a guarantee of timber volume and value.